

Planning Proposal



(View of 11A Marcel Avenue, Coogee, c.1920)

Local Heritage Item - 11A Marcel Avenue,
Coogee
(October 2022)

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Introduction

This planning proposal has been prepared to facilitate the following proposed amendment to the *Randwick Local Environmental Plan 2012* (RLEP 2012):

- Include the following site as a local heritage item:
 - 11A Marcel Avenue, Coogee (Lot 51 DP 318884)
- Extend the Moira Crescent Heritage Conservation Area to include:
 - 11A Marcel Avenue, Coogee (Lot 51 DP 318884)

The intention of the planning proposal is to protect and conserve the building through the application of the heritage provisions of *Randwick Local Environmental Plan 2012* (RLEP 2012). The building has been identified by a heritage study that has been prepared by City Plan Heritage (heritage consultants commissioned by Council) as having heritage significance and/or contributing to the heritage significance of the Moira Crescent Heritage Conservation Area .

This Planning Proposal has been prepared by Randwick City Council in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP & A Act) and the NSW Department of Planning and Environment's, "A Guide to Preparing Planning Proposals" (August 2016).

Background

Overview

This Planning Proposal is consistent with the recommendations outlined within the Heritage Study prepared by City Plan Heritage (Attachment 1) to investigate the potential significance of the property at 11A Marcel Avenue, Coogee. The Planning Proposal seeks to amend RLEP 2012 to list the property at 11A Marcel Avenue, Coogee, as a local heritage item and to extend the Moira Crescent Heritage Conservation Area to include 11A Marcel Avenue, Coogee (Lot 51 DP 318884).

Timeline of Events

On 21 December 2021, a Development Application (DA/798/2021) was received for the demolition of a Residential Flat Building consisting of five units, storage, and laundry area with a double brick garage on the western side of the allotment at 11A Marcel Avenue, Coogee. The DA was placed on public exhibition between mid-December 2021 and mid-February 2022. A significant number of submissions from the community raised objections to the proposed demolition on the grounds that the existing building, potentially, is heritage significant. Two expert heritage assessments prepared on behalf of local residents were submitted to Council essentially supporting the heritage significance of the property and recommending its heritage protection.

Further, at the Council Meeting on 22 February 2022, Council resolved as follows:

"RESOLUTION: (Neilson/Hamilton) that Council officers urgently undertake a preliminary heritage assessment of the building at 11A Marcel Ave, Coogee to determine if it is, or is likely to be found, on further inquiry and investigation, to be of local heritage significance."

In February 2022, in view of the concerns raised in the submissions, and having regard to Council's resolution, the DA was referred to heritage consultants, City Plan Heritage, for an assessment of the heritage significance of the property.

On 25 February 2022, City Plan Heritage provided Council with a Heritage Assessment of No 11A Marcel Avenue (which the Assessment refers to by its historical name, “Denison Hall”) finding, among other things, that:

“11a Marcel Avenue meets three of the seven Significance Assessment criteria at the Local level and is one of the Inter-War flat buildings that presents the characteristics of the Californian bungalow idiom applied to residential flat buildings.” Accordingly, City Plan Heritage recommended in the Assessment that:

- 1. 11a Marcel Avenue is nominated for inclusion as a heritage item under Part 1 (Heritage items) of Schedule 5 attached to Randwick Local Environmental Plan 2012.*
- 2. The boundary of the Moira Crescent Conservation Area is amended to include all the allotments offered for sale as part of the fourth subdivision of the Bishops Court Estate as shown in Deposited Plan 13810 held by NSW Land Registry Services.”*

In view of City Plan Heritage’s recommendation, Council, under delegated authority, placed an Interim Heritage Order (IHO) on the building and site at 11A Marcel Avenue Coogee (Lot 51 DP318884) on 4 March 2022. The IHO became effective from Friday, 4 March 2022 following notification of the IHO in the Government Gazette (Government Gazette No. – Planning and Heritage). The IHO is consistent with the provisions of the Heritage Act 1977 and the Heritage Guidelines.

A Class 1 application for appeal was lodged by the owner of 11A Marcel Avenue, Coogee, on 28 April 2022, pursuant to 30(1) of the Heritage Act 1977 (NSW) (Heritage Act) against the making of the IHO by Randwick City Council over the property at 11A Marcel Avenue, Coogee.

On 14 April 2022, the Planning Proposal matter was referred to the Randwick Local Planning Panel for assessment. The Panel resolved to support the Planning Proposal in principle. The resolution is as follows:

*That the Randwick Local Planning Panel advises Council that based on the information provided to date, it supports the inclusion of a 11A Marcel Avenue, Coogee (Lot 51 DP318884) within Schedule 5 - Part 1 – **Heritage Items** and extension of the boundary of the Moira Crescent Heritage Conservation Area (Schedule 5- Part 2 – **Heritage Conservation Areas**) of Randwick LEP 2012. However, the Panel recommends that Council also consider further information on the structural condition and heritage significance from the owner, which the owner’s representative has indicated will be provided within four (4) weeks of the date of the Panel’s meeting.*

REASON:

The Panel has visited or is familiar with the site, considered the submissions (oral and written) and reviewed the planning proposal report prepared by Council officers including the heritage assessment prepared by City Plan Heritage. The Panel notes the owner’s representative requests that they be given the opportunity to provide a heritage assessment and report on structural condition.

The Panel considers that based on the information before it, the planning proposal should proceed to Gateway. However, Council’s decision on this should not occur until Council has all relevant information before it, including the owner’s submission(s).

Site Description and Context

The property that is the subject of the heritage study is located on the southern side of Marcel Avenue, Randwick (Figure 1). The street address is given as 11A Marcel Avenue, Randwick and is described as Lot 51 in Deposited Plan 318884.

The site is bounded on the northeast by Marcel Avenue, on the southeast by a single storey residence (15 Marcel Avenue), to the southwest by single storey residence (28 Ritchard Avenue) and to the northwest by a three-storey apartment building (11 Marcel Avenue).



Image 1: Aerial photograph of the subject property (11A Marcel Avenue, Coogee) outlined in 'red'.

The surrounding context is characterised by a variety of lot and building sizes, featuring a mix of Federation and Inter-War buildings comprising single and multi-dwelling residences, and some contemporary infill development fronting Edgecumbe Avenue, Coogee and further east along Dudley Street, Coogee.

The following table provides a photo and description of the site:

11A Marcel Avenue , Coogee	
	<p>Inter-War California Bungalow architectural style applied to a flat building. The scale, materiality and detailing of Denison Hall are consistent with those exhibited by buildings contributing the established character of the Moira Street Conservation Area.</p> <p>Lot size: 789.7m² (approximately)</p>
(Source: City Plan Heritage)	

Existing Planning Controls

The property proposed as an item of local heritage significance (11A Marcel Avenue, Coogee) is zoned R3 Medium Density Residential under RLEP 2012 with a maximum height limit of 12 metres and FSR of 0.9:1 (note dwelling houses have an alternative applicable FSR based on a sliding scale under the RLEP

2012). The existing zoning and development standards currently applying to the site are not proposed to change as a result of this planning proposal.



Image 2: Extract of RLEP 2012 Heritage Map 007 showing the existing Moira Crescent Heritage Conservation Area (striped red) with existing local heritage items Nos. 23 and 31 Marcel Avenue, Coogee, within the HCA.

Randwick Comprehensive Planning Proposal

In accordance with the policy approach of the State Government's Standard Instrument LEP, which encourages Councils undertake a comprehensive update of planning instruments, Randwick Council has prepared a Comprehensive Planning Proposal to update the Randwick Local Environmental Plan 2012 to ensure the RLEP is in line with the strategic directions and planning priorities of the Greater Sydney Region Plan (A Metropolis for Three Cities), Eastern City District Plan and, Randwick Local Strategic Planning Statement (LSPS). The Comprehensive Planning Proposal, which is currently on public exhibition, includes the following objective in relation to heritage conservation:

- Ensure that the local **heritage conservation** planning framework is robust, up to date and affords adequate protection for buildings and places that have been identified as having heritage significance.

The subject property is not located within a heritage conservation area; however, the Randwick Comprehensive Planning Proposal includes, among other things, a proposal to extend the boundary of the existing adjoining Moira Crescent Heritage Conservation Area (C11) to include several other nearby properties.



Image 3: The Moira Crescent Heritage Conservation Area proposed extension under the Comprehensive Planning Proposal with 11A Marcel Street adjoining the proposed extended area shaded blue.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this planning proposal is to:

- amend Schedule 5 of the RLEP 2012 to:
 - list the following site as local heritage item:
 - 11A Marcel Avenue, Coogee (Lot 51 DP 318884)
- Amend the Heritage Map to:
 - identify the following site as local heritage item:
 - 11A Marcel Avenue, Coogee (Lot 51 DP 318884)
 - extend the Moira Crescent heritage conservation area (C11)) to include: 11A Marcel Avenue, Coogee (Lot 51 DP 318884)

The intended outcome of the planning proposal is to provide the statutory mechanism to protect the heritage significance of this property. Once amended, the RLEP 2012 heritage conservation objectives and provisions contained under clause 5.10 will apply to the subject site.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to:

- amend Part 1 of Schedule 5 – Environmental Heritage of the RLEP 2012 by inserting the following:

Suburb	Item name	Address	Property description	Significance	Item no.
Coogee	Denison Hall	11A Marcel Avenue, Coogee	Lot 51 DP 318884	Local	I473

Note: The proposed heritage item number I473 is indicative only and will be confirmed at the finalisation stage.

This planning proposal will also result in the amendment to the LEP Heritage Map by colouring the subject property to indicate a Heritage Item – General and create an extension to the Moira Crescent heritage conservation area to include 11A Marcel Avenue, Coogee.

The proposed map is described in Part 4 – Mapping

PART 3 – JUSTIFICATION

A. Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement any strategic study or report?

Yes. The planning proposal is consistent with the Randwick City Local Strategic Planning Statement (LSPS) and is the result of a heritage assessment carried out by City Plan Heritage in March 2022 (refer to Attachment 1). The Randwick City LSPS came into effect in March 2020 and was informed by the

Vision 2040: Shaping Randwick's Future community consultation program. The LSPS outlines the community's vision for the future of Randwick City, underpinned with planning priorities about where housing, jobs, infrastructure and open space should be located.

Yes. The Planning Proposal is consistent with The City Plan Services Heritage Assessment Report prepared in March 2022 which concluded that 11a Marcel Avenue demonstrates historic and aesthetic values as a representative example of Inter-war flat development part of the subdivision of the Bishops court Estate and the suburbanisation of Randwick during the first half of the twentieth century.

Table 1: Consistency with the Randwick City LSPS

Randwick City LSPS		
Directions	Objectives	Planning Proposal Consistency
Liveability		
Housing the City: A city of great places: designing places for people	Planning Priority 4: conserve and protect our unique built cultural heritage	The addition of 11A Marcel avenue , Coogee, as a new heritage item and the expansion of the Moira Estate HCA to include 11A Marcel Avenue, Coogee will preserve and protect the built heritage within the LGA.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. 11A Marcel Avenue, Coogee, has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance. 11A Marcel Avenue, Coogee, has also been identified as having heritage values that contribute to the heritage significance of the Moira Crescent heritage conservation area.

The Planning Proposal is the best means of achieving the objective of conserving and protecting the cultural heritage of Randwick City Council.

Statutory protection for 11A Marcel Avenue, Coogee as a Heritage Item, and the inclusion of 11A Marcel Avenue, Coogee, in the Moira Crescent heritage conservation area can only be achieved through listing/mapping in a local environmental plan.

B. Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The proposal is consistent with the objectives and actions of key strategies including A Metropolis of Three Cities and the Eastern City District Plan as follows:

Greater Sydney Region Plan (A Metropolis of Three Cities)

The Greater Sydney Region Plan, A Metropolis of Three Cities is the overarching strategic land use plan for the Greater Sydney Metropolitan area, outlining the strategic vision for managing growth to 2056. The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services, and great places. The Vision seeks to transform Greater Sydney into a metropolis of three cities, with Randwick City being in the Eastern Harbour City.

The Plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic, and environmental matters. The Plan identifies ten (10) Directions for the metropolis of three cities and associated Objectives and indicators.

The Direction and Objective of the Plan relevant to the Planning Proposal is detailed in the Table below.

Table 9: Consistency with the Greater Sydney Region Plan

Greater Sydney Region Plan (A Metropolis of Three Cities)		
Directions	Objectives	Planning Proposal Consistency
A city of Great Places: Designing places for people.	Objective 13: Environmental heritage is identified, conserved, and enhanced	<p>The Planning Proposal is consistent with this Strategy as it seeks to protect and conserve the subject heritage building through the application of the heritage provisions in RLEP 2012. The building has been identified by a heritage study as having heritage significance and contributing to the adjoining heritage conservation area. Council has undertaken preliminary consultation with the property owner. The Planning Proposal will further consult with the landowner and undertake broader community engagement during the formal consultation period.</p> <p>The Planning Proposal supports the objectives and outcomes of the Comprehensive Planning Proposal especially in relation to the extension of the boundary of the existing Moira Crescent Heritage Conservation Area which will include the subject site.</p>

Eastern City District Plan

The Eastern City District Plan is the Greater Sydney Commission's (GSC) 20-year plan to manage growth and change in the Eastern City District of Sydney to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing A Metropolis of Three Cities at a district level and aims to be a bridge between regional and local planning. The Plan outlines the following directions that are relevant to the Planning Proposal.

Table 10: Consistency with the Eastern City District Plan.

Eastern City District Plan		
Directions	Planning Priorities	Planning Proposal Consistency
Housing the City: Giving people housing choices	Planning Priority E5 Providing housing supply, choice, and affordability with access to jobs,	While the heritage listing of the proposed site may reduce the potential for increased housing supply by possibly limiting development potential, given that the proposal only impacts one property at 11A Marcel Avenue, Coogee, the impact on Planning Priority E5 is

Eastern City District Plan

	services, and public transport	considered to be negligible. Furthermore, the existing property comprises an Interwar California Bungalow style flat building with 4-5 dwelling units which will be retained. The Planning Proposal has the benefit of preserving this housing type and contributes to housing diversity within the LGA.
A City of Great Places: Designing Places for People	Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage.	The Planning Proposal is in keeping with the relevant actions of the Eastern City District Plan pertaining to heritage conservation. As noted above, the proposed amendments to the RLEP 2012 resulting from this planning proposal will afford statutory protection to buildings identified as having heritage significance. These buildings have been identified by a heritage study as having heritage significance and/or contributing to the heritage significance of the new heritage conservation area. Council has undertaken preliminary consultation with the property owners of 37, 39 and 41 Dudley Street, Coogee and 142A, 144, 146, 148, 150 and 152 Brook Street, Coogee (see Council Report Attachment 7). The Planning Proposal will further consult with landowners and undertake broader community engagement during the formal consultation period.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Section 3.1 above details how the Planning Proposal will achieve the Objectives, Directions, and Planning Priorities of the Randwick Local Strategic Planning Statement (LSPS) particularly in relation to "Planning Priority 4: conserve and protect our unique built cultural heritage".

This Planning Proposal is also consistent with Action 4.1 of the Council's LSPS which is to *Undertake a heritage review of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary.*

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This Planning Proposal does not contain any provisions that would contradict or hinder the application of relevant State Environmental Planning Policies.

The relevant State Environmental Planning Policies (SEPPs) are summarised below.

SEPP (Exempt and Complying Development Codes) 2008

The Planning Proposal involves the addition of a new heritage item to the Randwick LEP 2012. Currently, the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP) does not apply in heritage items and is limited in its application in HCAs and. As such, the application of the Codes SEPP will be slightly reduced in the Randwick LGA.

Nevertheless, this Proposal is consistent with the Codes SEPP as it was designed to have a limited impact on buildings with heritage values.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The following table identifies the key applicable S 9.1 (previously s.117) Directions and outlines this planning proposal's consistency with these.

Ministerial Directions – Compliance Table

Direction	Objectives	Planning Proposal	Consistent
1. Planning Systems			
1.1 Implementation of Regional Plans	To provide for the implementation of regional plans	<p>Consistent.</p> <p>The Planning Proposal is in accordance with the following state plans issued by the Greater Sydney Commission:</p> <ul style="list-style-type: none"> a) Greater Sydney Region Plan - A Metropolis of Three Cities b) Eastern City District Plan <p>The Planning Proposal is consistent with the aims and objectives of these publications because it is consistent with Priority E6 Objective 13 <i>Environmental heritage is identified, conserved, and enhanced.</i></p> <p>The Planning Proposal is consistent with the aims and objectives of these publications for the following reasons:</p> <p>It implements the findings of</p> <ul style="list-style-type: none"> a) It implements the findings of the independent heritage assessment which indicates that the property meets three (3) of the criteria for heritage significance b) The proposed heritage listing of the property will ensure the site will continue to contribute to the heritage streetscape and Moira Crescent HCA. c) It supports conservation of an existing Interwar Residential Flat Building consistent with the values of 	Yes

Direction	Objectives	Planning Proposal	Consistent
		residents within the community.	
1.2 Development of Aboriginal Land Council land	To provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	The changes in the Planning Proposal do not apply to land owned by the Local Aboriginal Land Council (La Perouse LALC).	Yes
1.3 Approval and Referral Requirements	To ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not alter any existing concurrence, consultation or referral requirements and does not propose designated development.	Yes
1.4 Site Specific Provisions	To discourage unnecessarily restrictive site-specific planning controls.	The Planning Proposal does not include site specific planning controls.	Yes
1. Planning Systems – Place-based			
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A	--
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A	--
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	--
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	--
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A	--

Direction	Objectives	Planning Proposal	Consistent
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	N/A	--
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	N/A	--
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A	--
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A	--
1.14 Implementation of Greater Macarthur 2040	N/A	N/A	--
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A	--
1.16 North West Rail Link Corridor Strategy	N/A	N/A	--
1.17 Implementation of the Bays West Place Strategy	N/A	N/A	--
2. Design and Place - This Focus Area was blank when the Directions were made			
3. Biodiversity and Conservation			
3.1 Conservation Zones	N/A	N/A	--
3.2 Heritage Conservation	To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal will explain and justify the conservation of the building and integrity of the Moira Crescent HCA.	Yes
3.3 Sydney Drinking Water Catchments	N/A	N/A	--
3.4 Application of C2 besides C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A	--
3.5 Recreation Vehicle Areas	N/A	N/A	--

Direction	Objectives	Planning Proposal	Consistent
4. Resilience and Hazards			
4.1 Flooding	<p>To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Consistent.</p> <p>This draft planning proposal does not contract or hinder application of flood planning provisions in Randwick LEP 2012</p>	--
4.2 Coastal Management	N/A	N/A	--
4.3 Planning for Bushfire Protection	N/A	N/A	--
4.4 Remediation of Contaminated Land	N/A	N/A	--
4.5 Acid Sulfate Soils	N/A	N/A	--
4.6 Mine Subsidence and Unstable Land	N/A	N/A	--
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	N/A	N/A	--
5.2 Reserving Land for Public Purposes	N/A	N/A	--
5.3 Development Near Regulated Airports and Defence Airfields	N/A	N/A	--
5.4 Shooting Ranges	N/A	N/A	--
6. Housing			
6.1 Residential Zones	To encourage a variety and choice of housing types to provide for existing and future housing needs,	<p>Consistent.</p> <p>This Direction is applicable as the Planning Proposal affects land in residential zones. The Planning Proposal is</p>	Yes

Direction	Objectives	Planning Proposal	Consistent
	<p>To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>To minimise the impact of residential development on the environment and resource lands.</p>	consistent as it maintains the residential use of the property whilst protecting its conservation as a heritage item and its contribution to the Moira Crescent HCA.	
6.2 Caravan Parks and Manufactured Home Estates	N/A	N/A	--
7. Metropolitan Planning			
7.1 Business and Industrial Zones	N/A	N/A	--
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	N/A	--
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	--
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N/A	N/A	--
9. Primary Production			
9.1 Rural Zones	N/A	N/A	--
9.2 Rural Lands	N/A	N/A	--
9.3 Oyster Aquaculture	N/A	N/A	--
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	--

Section C – Environmental, social, and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Threatened Species

The Planning Proposal pertains to land located within an urbanised environment. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal as there are no changes proposed to development standards.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Environmental Effects

The intention of this Planning Proposal is to conserve buildings that have heritage value. This planning proposal will therefore have a positive outcome for the built environment. Clause 5.10 of the RLEP 2012 contains provisions to conserve the heritage significance of heritage items and heritage conservation areas, which will support and enforce the conservation intention of the planning proposal. The RLEP 2012 heritage conservation provisions are supplemented by detailed heritage controls of the Randwick Development Control Plan 2012 (DCP). Once amended, the heritage significance of the subject sites will be subject to the application of existing heritage provisions of Council's planning framework.

Q9. How has the Planning Proposal adequately addressed any social and economic effects?

Social and Economic Effects

The Planning Proposal will have positive social effects for the local community by enhancing the retention and protection of key buildings with heritage value. Protecting the heritage significance of such buildings serves a connection with the original development and history of the new heritage conservation area.

Overall, the Planning Proposal is not expected to result in negative economic effects. Future development on the sites will be subject to heritage assessment aimed at preserving the heritage values of the buildings and the land on which they sit. A heritage listing can also be more attractive to owners and tenants as such properties are viewed as unique and prestigious.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal seeks to conserve existing buildings and will not increase the demand on existing infrastructure in the locality.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council will consult with any agencies nominated by the Department of Planning and Environment as part of the requirements of the Gateway Determination.

PART 4 – MAPPING

The Planning Proposal will require the amendment to the following RLEP 2012 map sheet:

- Randwick Local Environmental Plan 2012 – Heritage Map – Sheet HER_007

11A Marcel Avenue, Coogee will be coloured so as to indicate Heritage Items – General.

The new heritage conservation area boundary will be adjusted to include 11A Marcel Avenue, Coogee.

Attachment 5 illustrates the proposed amendments to RLEP 2012.

PART 5 – COMMUNITY CONSULTATION

Community Consultation for this planning proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning Industry and Environment's "*Local Environmental Plan Making Guideline*" (December 2021).

Public exhibition of the planning proposal is proposed to be undertaken in the following manner:

- Direct notification of landowner
- Notification on Council's website
- Notification to affected adjoining landowners

During the public exhibition period, the following material will be made for viewing:

- Heritage report
- Interim Heritage Order Gazettal for 11A Marcel Avenue, Coogee
- Background Council reports and resolutions
- Planning Proposal
- Inventory sheets for proposed local heritage item (Attachment 9)
- Gateway Determination

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

PART 6 – PROJECT TIMELINE

A timely gateway determination from the Department is important and desirable for this Planning Proposal given that Council is seeking to protect three items that have been identified as having local heritage significance.

Submission to the Department seeking gateway determination	25 August 2022
Gateway determination issued	5 September 2022
Public exhibition	October 2022
Consideration of submissions	November 2022
Report to Council post exhibition	November 2022
LEP amendment finalised	December/January 2022

Attachment 1

Attachment 2

